

West Portland Town Center Plan

November 9, 2021 - PSC Work Session



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Agenda

1. Discussion topics

- Implementing policy - zoning tools for preservation of existing low-cost apartments and incentivizing affordability
- Other Plan District standards

2. Additional topic review /recap

- Affordable Housing
- Role of Plans in implementation and funding
- Infrastructure/phasing
- Economic feasibility
- Tax Increment Funding (TIF)
- Urban Design Framework

3. Next steps

Discussion topic

Implementing equitable development and anti-displacement policy:

Use of zoning code to encourage preservation of existing low-cost apartments and incentivize ongoing affordability



Anti-displacement and equitable development policies

Comp Plan Policy 3.3: Equitable development.

Guide development, growth, and public facility investment to reduce disparities; ...mitigate the impacts of development on income disparity, displacement and housing affordability...

Comp Plan Policy 3.9: Growth and development.

Evaluate the potential impacts of planning and investment decisions... with particular attention to displacement and affordability impacts. Identify and implement strategies to mitigate the anticipated impacts.

Comp Plan Policy 5.14: Preserve communities.

Encourage plans and investments to protect the socioeconomic diversity and cultural stability of established communities.

Comp Plan Policy 5.15: Gentrification/displacement risk.

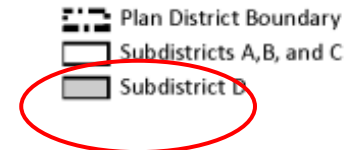
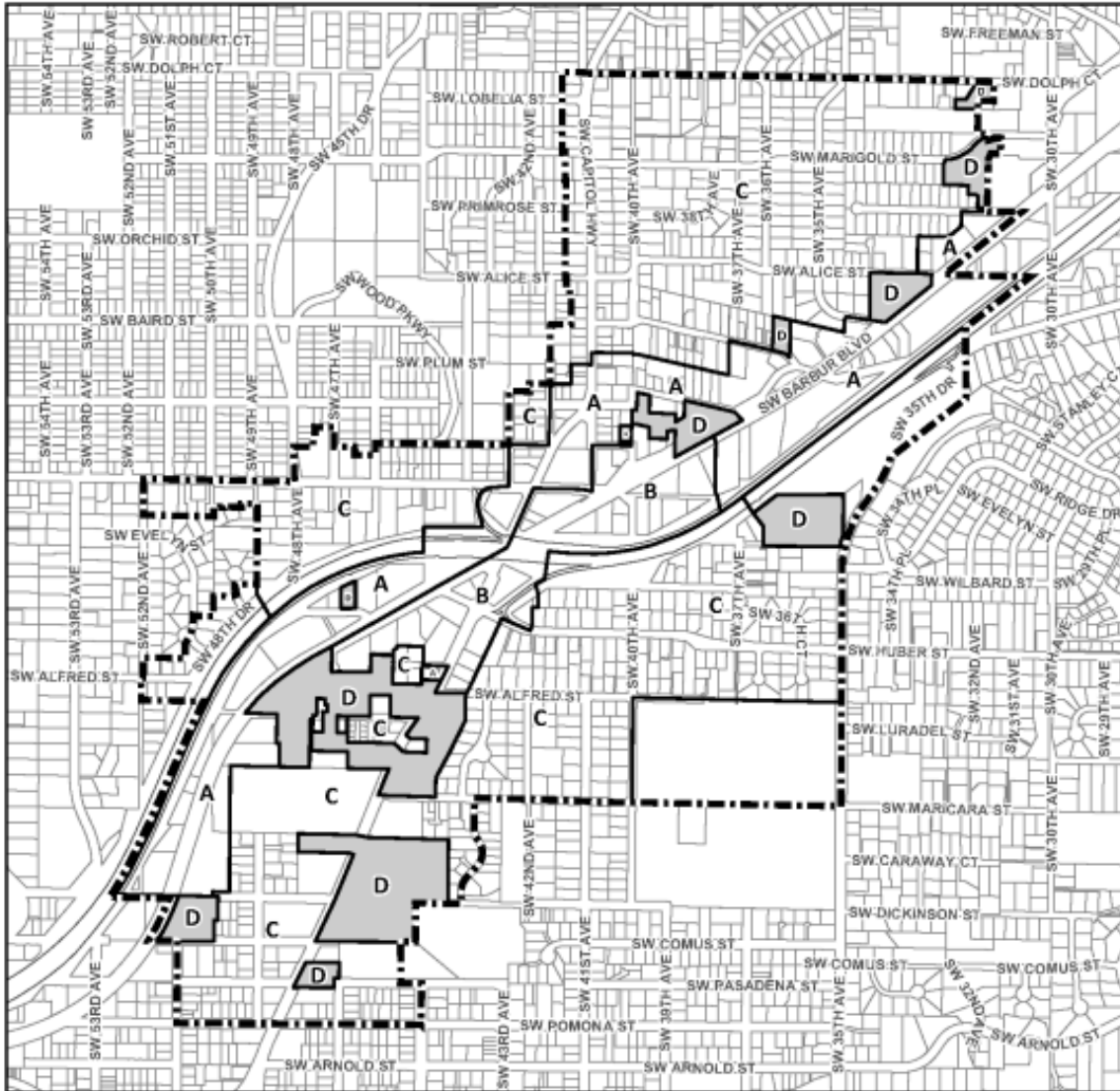
Evaluate plans and investments..... Identify and implement strategies to mitigate the anticipated impacts.

Comp Plan Policy 5.16: Involuntary displacement.

When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented...



Low-cost apartments in area



Sites (identified as Subdistrict D) are subject to limitations on redevelopment and incentives

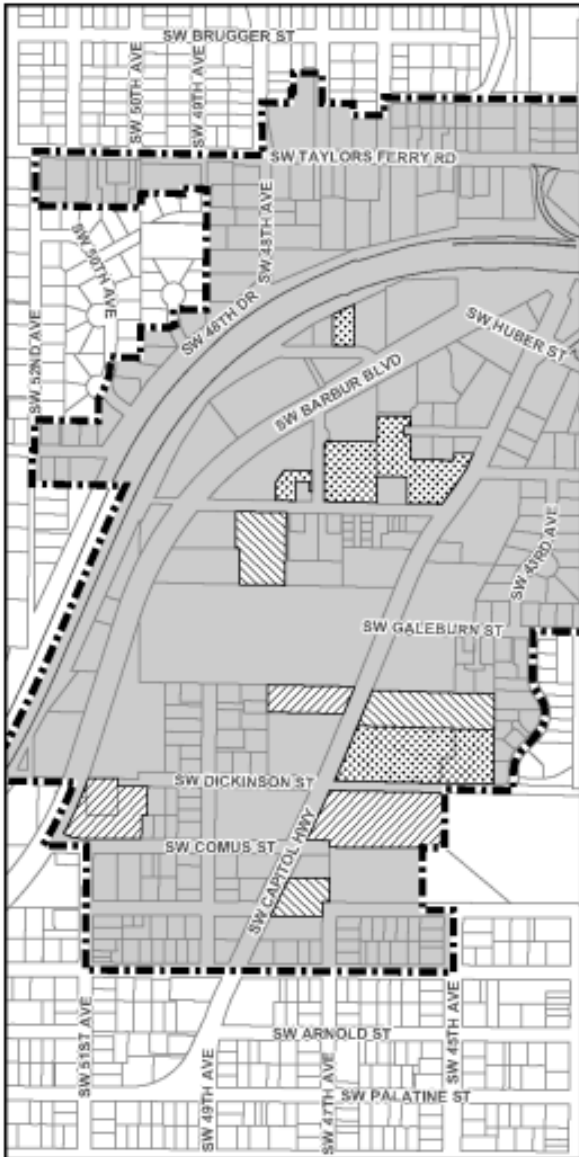
Map 595-1








Zoning tools for preservation of existing low-cost apartments and long-term affordability

1. **Map** - Retain existing MD zoning designations on low-cost apartment sites, or shift from CM2 to RM2
2. **Code** –
 - Cap allowed FAR per existing development
 - Can redevelop to FAR cap
 - Can redevelop beyond FAR cap + bonus FAR/height if 50% of units made regulated affordable
 - Can transfer unused FAR up to base + bonus FAR if 100% of units made regulated affordable

Existing floor area ratio (FAR)



-  Plan District Boundary
- Multi-dwelling Preservation FAR areas**
-  0.5:1 FAR
-  0.6:1 FAR
-  0.8:1 FAR
-  Area where FAR determined by base zone

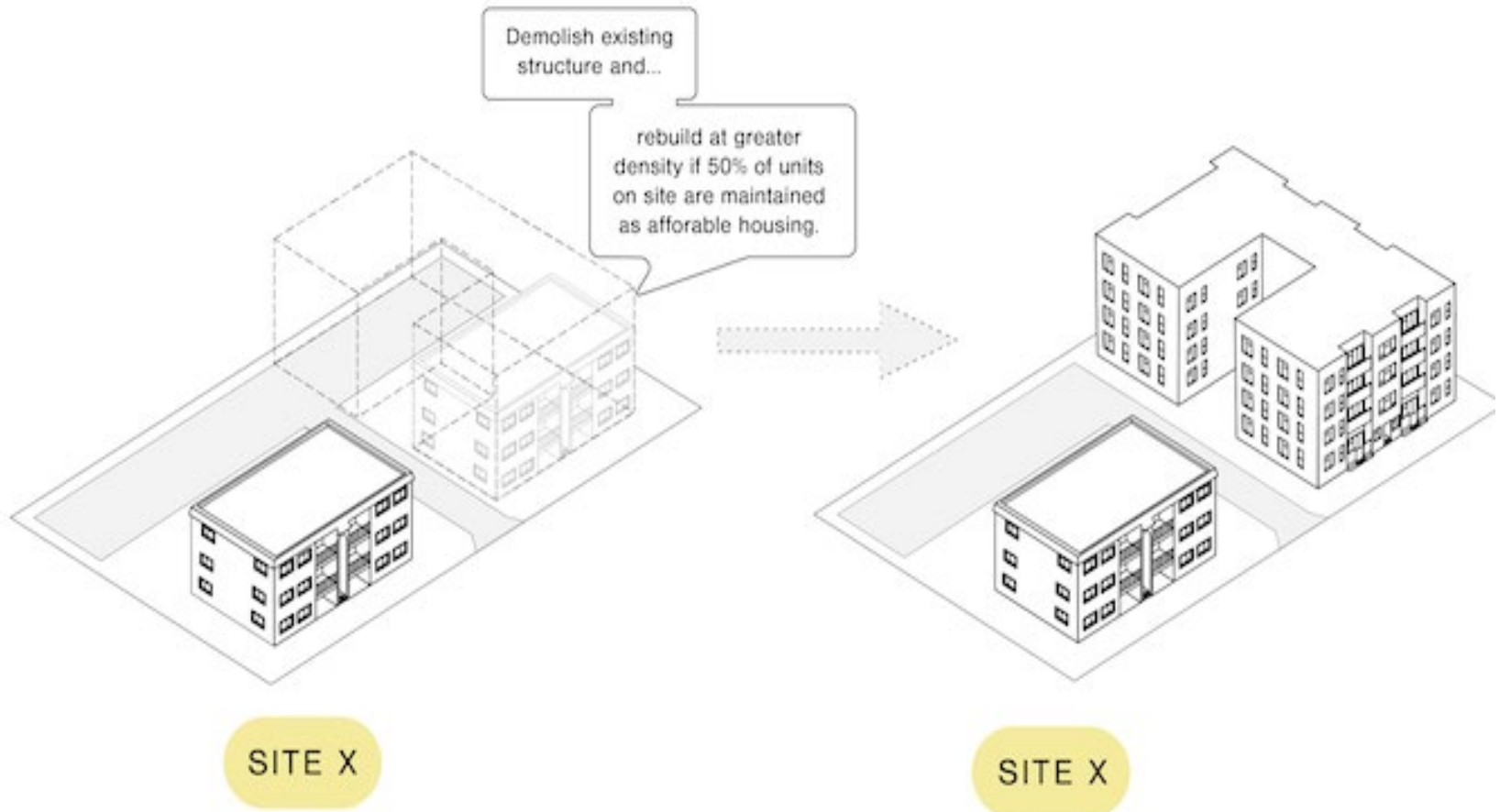
When existing development matches base FAR, no alternate FAR was assigned.

Map 595-4



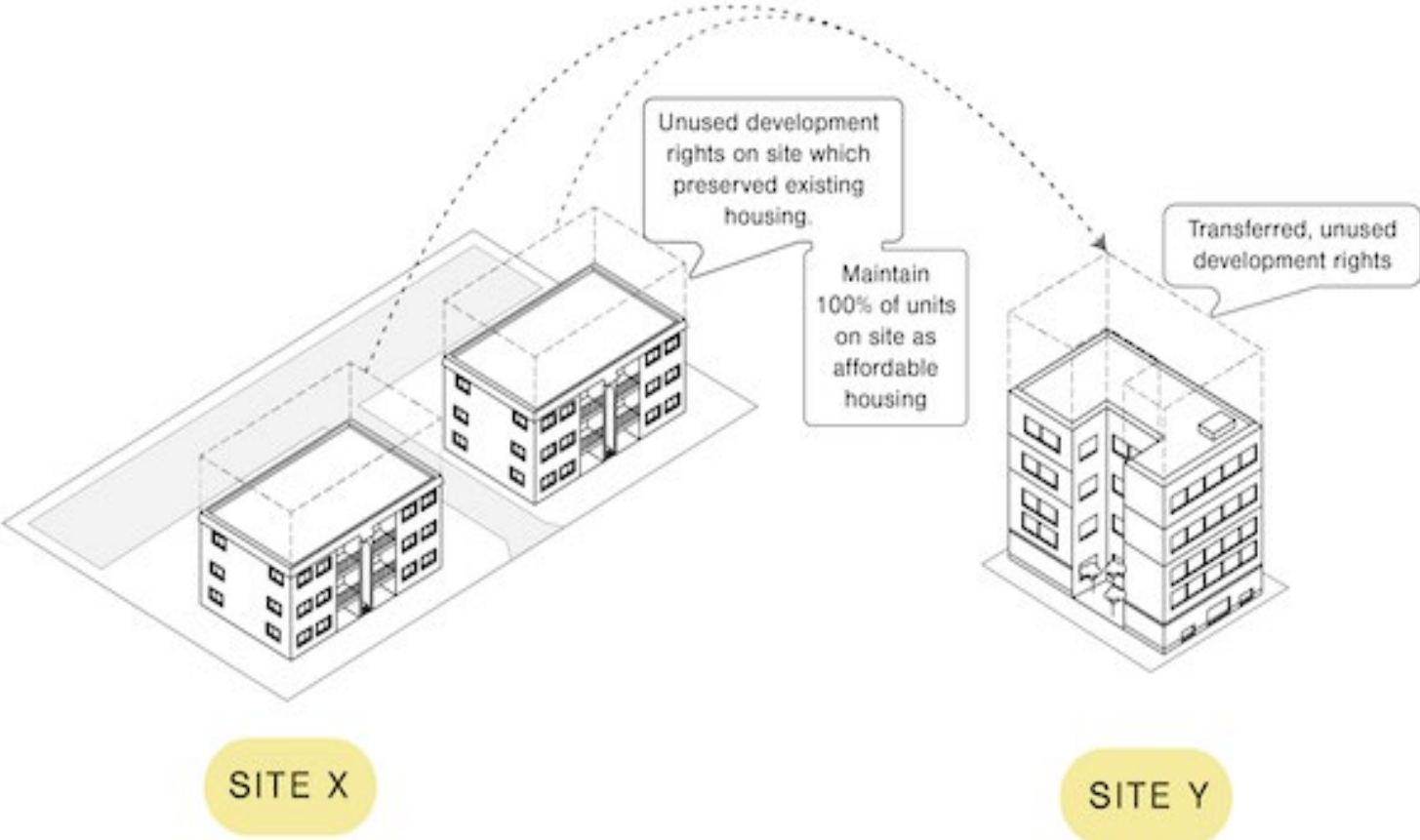
Cap FAR allowances, limits redevelopment but allows base + bonus if 50% affordable

REDEVELOP: LARGER + 50% AFFORDABLE



Allow TDR - including bonus - if building 100% affordable

PRESERVE: 100% AFFORDABLE + TRANSFER RIGHTS (TDR)



Examples in Portland regulations

Multi Dwelling zones - 33.120.211.C.2

- bonus when at least 50 percent of all the dwelling units are affordable at 60% area median income level – 10 feet and 10% building coverage.

Manufactured Home Park regulations 33.120.212 –

- bonus density if 50% of units on site are permanent AH
- transfer unused density/FAR to anywhere except CC

Examples from other Places

Montgomery County MD - Exploring this kind of tool in a 2020 Preservation of Affordable Housing Study.

Arlington VA - Adopted TDR to preserve existing low-cost apartments in the Columbia Pike Neighborhood Plan, 2012 (like what we are proposing)

Seattle/King County WA - Robust TDR program that involves transferring rural rights into urban areas, and some of that funding has been used to benefit affordable housing.

Palm Beach County FL - Receiving sites in a TDR exchange must have a higher "workforce housing" set aside. Their Workforce housing program is like our IH program. Their TDR program generally sends development rights away from sensitive lands and natural areas.

Discussion topic

Additional Plan District requirements

- Mixed use pedestrian oriented standards
- Design standards for RM1/RM2 (create bullet list slide)
- Urban Green Features

Mixed Use pedestrian-oriented /main street standards

Foster an active pedestrian and main street realm in the center.

- Required ground floor active use – same as 'm' standard
- Minimum floor area ratio - greater than 'm' standard
- Location of vehicle areas – greater than 'm' standard
- Ground floor windows – same as 'm' standard
- Entrance frequency and design – same as 'm' standard



Design standards for RM1 + RM2

Promote consistent development quality to support welcoming, resilient, and people-centered places in the more residential focused areas.

Based on the new Design standards in 33.420.

- Residential Entrances – ground floor access and buffer features
- Street Facing Windows - increased %
- Operable Windows - upper floors
- Walls Adjacent to Outdoor Common Areas – ground floor windows and access
- Exterior Finish Materials



Urban Green Features

Support climate resilience and green infrastructure, nature in urban centers, and respond to the natural features of the area.

Apply to mixed use areas (Subdistricts A & B) where more than 10,000 square feet added

One of three standards must be provided:

- 10% outdoor area and use of Native landscaping
- 10% outdoor area and room for large species trees
- Ecoroof – 60% of roof area

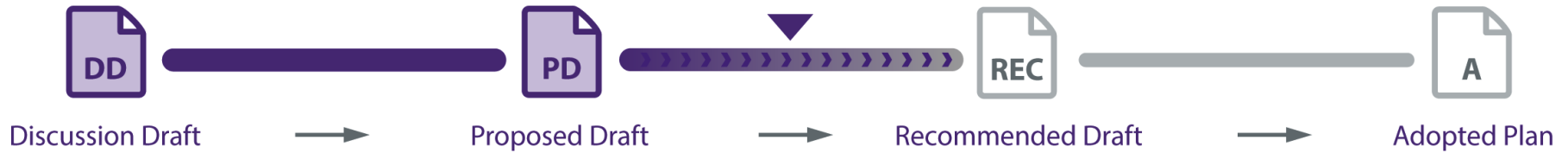


Other topics covered in staff memo

- Role of the WPTC Plan and related implementation
- Economic prognosis and feasibility
- Urban renewal areas or Tax Increment Funding (TIF)
- Affordable Housing
- Urban Design Framework
- Zoning Map Amendments

Next steps

- Additional questions/topics for discussion to staff
- Initial amendment ideas to staff by November 15
- November 30 Work Session – start to discuss amendments
- January - Work Session and Recommendation/vote



Commission Deliberation Sequence

- August 10, Briefing
- September 2, Briefing to DC
- September 14, PSC Hearing
- September 28, Joint Hearing with PSC + DC
- October 26, PSC Work Session
- **November 9, PSC Work Session**
- November 30, PSC Work Session
- January 2022, PSC Work Session/Recommendation
- Spring 2022 City Council

